

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

220/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,500

Property type

Unit

Suburb

Flemington

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

105/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$325,000	10-May-25
126/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$300,000	25-Sep-25
311/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$305,000	12-Jun-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 November 2025


**105/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**
 1  1  -

 Sold Price **\$325,000** Sold Date **10-May-25**

 Distance **0km**

**126/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**
 1  1  -

 Sold Price **\$300,000** Sold Date **25-Sep-25**

 Distance **0km**

**311/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**
 1  1  1

 Sold Price **\$305,000** Sold Date **12-Jun-25**

 Distance **0km**

**608/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**
 1  1  -

 Sold Price **\$315,000** Sold Date **07-May-25**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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